

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-14
Date Filed: 2-06-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at - **3541 and 3571 Campbellton Road, S.W.**, be changed from the R-4 (Single Family Residential) District to the O-I (Office-Institutional) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 251 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-06-14

LEGAL DESCRIPTION - 3541 CAMPBELLTON ROAD

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 251 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING located at the point of intersection of the northern right of way for Campbellton Road (R/W varies) and the eastern right of way of Barge Road (50' R/W), thence along the right of way of Campbellton Road North seventy eight degrees, thirty two minutes, zero seconds East (N78°32'00"E) for a distance of three hundred fifteen and five tenths feet (315.5') to a point; thence North eighty one degrees, ten degrees, zero seconds East (N81°10'00"E) for a distance of two hundred ninety two and 25 hundredths feet (292.25') to a point; thence North seven degrees, forty four minutes, zero seconds West (N07°44'00"W) for a distance of seventeen and two tenths feet (17.20'); thence North seventy three degrees, four minutes, zero seconds East (N73°04'00"E) for a distance of sixty seven and five tenths feet (67.50'); thence North five degrees, forty five minutes, zero seconds West (N05°45'00"W) for distance of one thousand and five feet (1005.00'); thence South fifty degrees, zero minutes, zero seconds East (S50°00'00"E) for a distance of one hundred thirty two feet (132.00'); thence North three degrees, twenty seven minutes, zero seconds West (N03°27'00"W) for a distance of one hundred thirty eight and four tenths feet (138.40') to the southern right of way for Dale Lane (50' R/W); thence South eight five degrees, forty eight minutes, zero seconds West (S85°48'00"W) for a distance of three hundred eleven and two tenths feet (311.20'); thence South five degrees, twenty three minutes, zero seconds East (S05°23'00"E) for a distance of one hundred thirty one feet (131.00'); thence South twenty seven degrees, fifty one minutes, zero seconds West (S27°51'00"W) for a distance of one hundred eighteen feet (118.00'); thence South seven degrees, 58 minutes, zero seconds East (S07°58'00"E) for a distance of one hundred feet (100'); thence South eight six degrees, thirty one minutes, zero seconds West (S86°31'00"W) for a distance of two hundred eight and three tenths feet (208.30') to the eastern right of way of Barge Road; thence South eight degrees, forty seven minutes, zero seconds East (S08°47'00"E) for a distance of one hundred and four tenths feet (100.40'); thence North eighty four degrees, forty eight minutes, zero seconds East (N84°48'00"E) for a distance of two hundred six feet (206.00'); thence South eight degrees, twenty one minutes, zero seconds East (S08°21'00"E) for a distance of one hundred feet (100.00'); thence South twenty degrees seventeen minutes zero seconds West (S20°17'00"W) for a distance of one hundred fourteen feet (114.00'); thence South for a distance of one hundred forty feet (140.00') along the rear property line of 2322 Barge Road thence; West for a distance of one hundred forty three and three tenths feet (143.3') along the southern property line of the same tract to the eastern right of way for Barge Road; thence south along that right of way for a distance of fifty and one tenth feet (50.10') to the intersection of the northern property line of 2360 Barge Road; thence South for a distance of one hundred forth four and 6 tenths feet (144.60'); thence in a southerly direction one hundred twenty eight feet (128.00'), thence west for a distance of one hundred fifty three feet (153.00'), thence South along the rear property line of 2370 Barge Road for a distance of one hundred twelve and seven tenths feet (112.7'); thence west along the southern property line of the same tract for a distance of one hundred forty three and five tenths feet (143.50') to a point; thence continuing in a westerly direction for a distance of seventy five feet (75.00') to the eastern right of way for Barge Road, thence south zero degrees; thirty minutes, zero seconds East (S00°30'00"E) for a distance of two hundred sixty eight and 34 hundredths feet (268.34') to THE POINT OF BEGINNING.

